

5.18 CUMULATIVE IMPACTS

5.18.1 Introduction

The cumulative impacts assessment for the MPP is based on the CEQA (Cal. Public Resources Code [PRC] §21083) and the *CEQA Guidelines* (CCR §15130) which requires that the discussion of cumulative impacts be “guided by the standards of practicality and reasonableness” (PRC §21083(b)); and, that “the discussion include a list of past, present, and reasonably anticipated future projects producing related or cumulative impacts” (CCR §15130(b)(1)(A)). The *CEQA Guidelines* require that cumulative impacts are discussed when they are significant, and that the discussions of cumulative impacts reflect the severity of the impacts and their likelihood of occurrence. However, the *CEQA Guidelines* state that the discussion need not provide the impacts discussion in as great of detail as is provided for the project’s impacts.

Therefore, the purpose of this section of the AFC is to identify past, present and reasonably foreseeable actions in the project area that could affect the same resource(s) as the MPP project:

- Determine if the impacts of the MPP and the other actions would overlap in time or geographic extent
- Determine if the impacts of the proposed project would interact with, or intensify, the impacts of the other actions
- Identify any potentially significant cumulative impacts.

The MPP involves the redevelopment of an existing power facility. The MPP includes the addition of one Frame-type gas turbine and HRSG to the existing COB power generating facility and the demolition of the remaining components associated with Magnolia Units 1 and 2. The removal of these facilities will allow for the construction of the new turbine unit. The MPP does not include offsite transmission lines, transmission towers or other new ancillary facilities. Where potentially significant impacts have been identified, an assessment of cumulative impacts is provided in the respective resource section(s) of this AFC.

The project will be constructed within the existing 23 acre COB power generating facility, located at 164 Magnolia Boulevard in the COB. The project site is located 500 feet southwest of Interstate 5 (I-5) and approximately 2.5 miles southeast of the Burbank/Glendale/Pasadena Airport. The new facilities will be constructed at the north portion of the existing site encompassing approximately 3 acres.

Projects that will potentially contribute to cumulative impacts are those located in the same general geographic area of influence as the MPP. For this cumulative assessment, the area of influence is defined as the area within a 5-mile radius of the power plant. Projects or proposed projects of potential regional significance are also considered in the cumulative analysis. Information was gathered on projects that either: 1) are greater than 30,000 square feet; 2) have submitted a defined project application for required approvals and permits; or 3) have been previously approved and may be implemented in the near future. The following assessment focuses on the potential overlap of construction and operation impacts among various projects meeting the criteria described above.

Information concerning future projects for this analysis of potential cumulative impacts was primarily obtained from personal communications with planning and redevelopment staff. Information available on the Internet was also reviewed. Cumulative project information was provided by the cities of Burbank, Glendale and Los Angeles.

Potential cumulative impacts were identified if the MPP impacts would contribute to the impacts of reasonably anticipated future projects under construction at the same time. The magnitude of such cumulative impacts is dependent, in part, on the extent of construction overlap in time and geographic area. This assessment also considers potential cumulative impacts that could occur during the operational phase of the MPP. No long term, significant adverse impacts due to project operation have been identified.

5.18.2 Cumulative Impacts Analysis

Table 5.18-1 presents a list of potential projects considered in this cumulative impacts assessment. The estimated time frames for construction of these potential projects are also indicated.

The general location of these potential projects are identified on Figure 5.18-1

5.18.2.1 Boeckmann Site

This project is located at 777 North Front Street and includes the construction of a 103,000 square foot multi-dealership automotive retail facility. The applicant is attempting to finalize agreements with Ford Motor Company for project development. However, the COB has already assigned an alternative use of office to this site in the event that the dealership is not developed. The COB feels the dealership use is unlikely. Given the continued uncertainty of development of this site, it is not possible to assess cumulative impacts associated with this project.

TABLE 5.18-1**CUMULATIVE PROJECT LIST**

Project Name Lead Agency	Project Description	Status/Timing	Location
Burbank Plaza: City of Burbank	210,000 square feet office/retail	Entitlements have been obtained. City predicts project will return for modifications prior to construction. Construction is estimated to begin 10/03.	Southwest corner of Olive Avenue and Third Street
Marriott Residence Inn: City of Burbank	253 room hotel with restaurant and convention space.	Entitlements have been obtained. Construction is estimated to start 10/01 and be complete 5/03.	321 South First Street at Verdugo Avenue
La Dolce Vita Senior Artist Colony: City of Burbank	147 unit senior housing project.	Entitlements have been obtained. Construction is expected to begin 1/02 and be complete 6/03.	400-422 South San Fernando Boulevard and 208-264 East Verdugo Avenue
United Cerebral Palsy: City of Burbank	18 Residential units.	Entitlements have been obtained. Construction is anticipated to begin 10/01.	600 South San Fernando Boulevard
Vencor Site: City of Burbank	147 residential units. Construction should begin	Entitlements have been obtained. Construction should begin 6/01 and be complete 6/02.	433 East Olive Avenue
Burbank Empire Center: City of Burbank	600,000 square foot of retail and 600,000 square feet of office; 6 acre area for hotels	Entitlements have been obtained. Construction has begun and is expected to be complete 01/03	Empire Avenue, Victory Place, Buena Vista Street
A-1 North Industrial Park: City of Burbank	630,000 square feet of industrial space.(Former Lockheed plant)	Entitlements obtained. First phase of construction may begin 8/01	Northwest corner of Hollywood Way and Empire Avenue
2240 North Hollywood Way (no name for project) City of Burbank	60,000 square feet of office and 14,000 square feet of Elks Lodge	Entitlements obtained. Owner completing financing and transfer of part of the property to the Elks.	2240 North Hollywood Way
The Pinnacle: City of Burbank	585,000 square feet of office complex and parking garage	Entitlements have been obtained. Construction dates are unknown.	3300 West Olive
Boeckmann Site: City of Burbank	103,000 sq. feet of office space.	Entitlements have been obtained. Construction is not anticipated. Project is expected to be redesigned.	777 North Front Street.

TABLE 5.18-1**(CONTINUED)**

Project Name Lead Agency	Project Description	Status/Timing	Location
Media Studios North: City of Burbank	650,000 square foot of office/ studio uses	Entitlements have been obtained. Phases I-IV have been or are currently being constructed. Approximately 143,000 square feet remain. Future construction is presently unknown.	2255 North Ontario Street
Burbank Entertainment Village: City of Burbank	Retail/restaurant/ fitness center/ theater project	Entitlements have been obtained. Construction is scheduled to begin 10/01 and be complete 10/03	Block bounded by Magnolia Boulevard, San Fernando Boulevard, and Orange Grove Avenue. and First Street
Lexus Dealership: City of Glendale	204,487 square feet of automobile dealership	Project has completed environmental review and is currently being reviewed for design guidelines.	1201 South Brand Boulevard
Avalon Bay: City of Glendale	223 unit apartment project	Environmental review completed. Project is currently being reviewed for design guidelines.	1137 North Central Avenue
Glendale Memorial: City of Glendale	60,000 square feet of medical offices	Entitlements have been obtained. Construction start date is unknown.	1520 South Central Avenue
City Center Phase II: Glendale Redevelopment Agency	365,000 square feet of office and retail	Environmental review has not been initiated. No construction start date.	101 North Brand Boulevard
Maguire-Glendale Center Project: Glendale Redevelopment Agency	Phase I 375,000 office and restaurants; Phase II 375,000 square feet of office and restaurants	Environmental review has not been initiated. No construction start date.	611 North Brand Boulevard
I-5 and SR 134 San Fernando Road Access Improvement Projects: Caltrans	Redesign of two freeway ramps	Environmental review has been completed. Design plans should be complete by the end of 2001. Construction is estimated for sometime in 2002.	I-5 at Western Avenue; SR 134 at San Fernando Road off-ramp

TABLE 5.18-1**(CONTINUED)**

Project Name Lead Agency	Project Description	Status/Timing	Location
Single Family Housing Development on Glenoaks Boulevard: City of Los Angeles	44 single family homes	Project approved by City of Los Angeles March 1999. No construction to date.	8000 Glenoaks Boulevard
The Walt Disney Company: City of Burbank	Project is a Master Plan for 1.81 million square feet of media use	Project approved in 1992 and is 35 percent completed.	500 South Buena Vista
NBC Burbank Facility: City of Los Angeles	1,759,000 square feet of media development	Project approved by City of Los Angeles January 1997. Construction is in progress.	3800 Barham Boulevard
Warner Brothers Studio: City of Burbank	Project is a 3.3 million square feet Master Plan for studio use	Project approved in 1995 and is 14 percent completed.	4000 Warner Avenue

5.18.2.2 Burbank Plaza

This project is located at the southwest corner of Olive Avenue and Third Street and is currently entitled to construct 210,000 square feet of office complex as well as retail space. This project is in the City Centre Redevelopment Plan Area. The applicant recently terminated the development agreement. The COB Redevelopment Agency is currently acquiring all properties and seeking a developer. The COB Redevelopment Agency expects the project will be changed and therefore it is not possible to anticipate cumulative impacts from this project due to the uncertainty of eventual construction of this project.

5.18.2.3 Marriot Residence Inn

This project is located at 321 South First Street at Verdugo Avenue and involves the development of a 253-room full service hotel with restaurant and convention space. The hotel received City Council approval January 18, 2000. Marriott International is currently pursuing financing. Construction is expected to begin October 2001 and be completed May 2003. Construction of this project and the MPP could overlap for a short time (approximately 9 months) Cumulative impacts associated with the overlapping construction schedules would be insignificant due to the short duration. The availability of construction workers would not be impacted due to the large labor force within Los Angeles County.

5.18.2.4 La Dolce Vita Senior Artist Colony

This project is located at 400-422 South San Fernando Boulevard and 208-264 East Verdugo Avenue and involves the development of 147-unit senior housing project. The project received approval from the Burbank City Council and Redevelopment Agency Board on May 30, 2000. The developer is working on construction drawings and plans to begin construction January 2002 and be complete June 2003. Cumulative impacts associated with the overlapping construction schedules (approximately 9 months) of this project and the MPP would be insignificant due to the short duration. The availability of construction workers would not be impacted due to the large labor force within Los Angeles County.

5.18.2.5 United Cerebral Palsy

This project is located at 600 South San Fernando Boulevard and includes the development of 18 residential units on a .4 acre site. The Planning Board approved the development May 15, 2000. The Applicant is currently working on construction plans and anticipates construction occurring October 2001 through June 2002. The MPP is scheduled to start construction after the residential facility is completed. No impacts are anticipated.

5.18.2.6 Vencor Site

This project is located at 433 East Olive Avenue and is currently planned to be a 147-unit assisted living center. The applicant received approval on April 25, 2000 to demolish the existing residential structures and build the assisted living facility. Construction is expected to start June 2001 and be complete June 2003. Concurrent construction scheduling of approximately 9 months could occur with this project and the MPP. Impacts, however, would be insignificant due to the short time and the availability of construction workers in the Los Angeles area.

5.18.2.7 Burbank Empire Center

This project is located at Empire Avenue, Victory Place, Buena Vista Street, and the Union Pacific Railroad right-of way. The approved development includes 600,000 square feet of retail space, 600,000 square feet of office space, and a 6-acre transition area for hotel use. Construction began January 2001 and should be complete January 2003. Construction has the potential to overlap for a period of approximately 3 months with this project and the MPP. Impacts, however, would be insignificant due to the short overlap time and the availability of construction workers in the Los Angeles area.

5.18.2.8 A-1 North Industrial Park

This project is located at the northwest corner of Hollywood Way and Empire Avenue. Entitlements have been obtained for up to 630,000 square feet of industrial use. The initial phase of construction is anticipated to start August 2001. The schedule for completion of construction is unknown at this time. Impacts associated from the construction overlap of this project with the MPP cannot be evaluated due to the unknown construction completion schedule. The initial phase of construction should be complete or nearing completion when the MPP starts construction. Therefore, no impacts are anticipated from Phase I.

5.18.2.9 2240 North Hollywood Way

This project includes the construction of 60,000 square feet of office space and 14,000 square feet of meeting space for the Elks Lodge. Entitlements were obtained from the COB Planning Board November 11, 1999. At this time, the owner is attempting to complete financing and transfer of a portion of the property. The tentative Parcel Map has been approved, but not recorded. Construction timing cannot be determined at this time. Potential cumulative impacts cannot be addressed due to the uncertainty of the construction schedule.

5.18.2.10 The Pinnacle

This project is located at 3300 West Olive Avenue and includes the development of 585,000 square feet of office complex above a 4-level subterranean parking garage. Phase I will involve buildout of 400,000 square feet and Phase II will be determined by market conditions. Construction timing is unknown at this time. Potential cumulative impacts cannot be addressed due to the uncertainty of the construction schedule.

5.18.2.11 Media Studios North

This project is located at 2255 North Ontario Street and includes 650,000 square feet of office/studio use. Entitlements have been obtained and construction is finishing on 507,000 square feet. It is not known when the last 143,000 square feet of development will be constructed. There are no potential cumulative impacts associated with the current phase of development since construction will most likely be complete at the time the MPP is under construction. Future construction timing is unknown for the remaining phase and as a result, potential cumulative impacts cannot be assessed at this time.

5.18.2.12 Burbank Entertainment Village

This project includes the block bounded by Magnolia Boulevard, San Fernando Boulevard, Orange Grove Avenue, and First Street. The proposed development includes 120,000 square

feet of retail/restaurant space and a 40,000 square foot fitness center. Entitlements have been obtained and construction is scheduled to begin October 2001 and be complete October 2003. Cumulative impacts associated with an overlapping construction schedule for the MPP could temporarily increase air emissions in the vicinity. However, this would be a temporary short-term impact. Impacts to pool of construction workers would not be significant due to the labor pool available within the Los Angeles area (please refer to Section 5.10, Socioeconomics).

5.18.2.13 Lexus Dealership

This project is located at 1201 South Brand Boulevard and includes 204,487 square foot automobile dealership. The project has completed environmental review and is currently being reviewed for compliance with applicable design guidelines. A construction schedule has not been identified. However, due to the geographic locations of the two projects, impacts would not be considered significant should construction overlap.

5.18.2.14 Avalon Bay

This project is a 223 unit apartment complex located at 1137 North Central Avenue. Environmental review has been completed and the project plans are being reviewed for consistency with design guidelines. A construction schedule has not been identified, however impacts would not be considered significant should the construction schedules overlap due to the physical distance between these two projects.

5.18.2.15 Glendale Memorial

This project is 60,000 square feet of medical office use located at 1520 South Central Avenue. Entitlements have been obtained, but no construction start date has been determined. However, due to the geographic locations of these two projects, impacts would not be considered significant should construction overlap.

5.18.2.16 City Center Phase II

This redevelopment project includes 365,000 square feet of office and retail uses located at 101 North Brand Boulevard. Entitlements are currently pending and no construction start date has been determined. Due to the uncertainty of this project, it is not feasible at this time to assess the level of potential cumulative impacts associated with the construction of this project.

5.18.2.17 Maguire–Glendale Center Project

This redevelopment project includes office and restaurant uses dispersed between two phases with 375,000 square feet allocated for each phase. Entitlements have not been obtain as of this date and there are no construction dates proposed for either phase. Due to the uncertainty of this project, it is not feasible at this time to assess the level of cumulative impacts potentially associated with the construction of this project.

5.18.2.18 I-5 and SR 134 San Fernando Road Access Improvement Projects

This redevelopment project is proposed by Caltrans at the Western Avenue access ramps along the Golden State Freeway and at the San Fernando Road off ramp along the SR 134 freeway. This project has been reviewed for NEPA and CEQA compliance, but has not been designed at this time. Construction is expected to start early 2003 and be complete by 2005. These two areas will not be used specifically for access to the MPP site. However, there may be some slowing of the freeway traffic during construction of this highway project. Impacts should not be significant since alternative ramps will be available during construction and the location of the highway improvements is unlikely to result in additional traffic being routed through the proposed access routes to the MPP site.

5.18.2.19 Single Family Housing Development on Glenoaks Boulevard

This project is a 44 unit single family housing project at 8000 Glenoaks Boulevard. The project was approved March 29, 1999; no application for building permits has been submitted to the City of Los Angeles as of this date. It is not possible to anticipate cumulative impacts relative to this project due to the uncertainty of eventual construction of this project.

5.18.2.20 The Walt Disney Company

This project includes a 1.81 million square foot Master Plan for studio use located at 500 South Buena Vista Street. The project was approved in 1992 and is 35 percent complete. The Buena Vista and Riverside offices should be complete by the time the MPP starts construction. No additional facilities are proposed for construction at this time. For this reason, no cumulative impacts associated with construction of this project are anticipated.

5.18.2.21 NBC Burbank Facility

This project includes 1,759,000 square feet of media development located at 3800 Barham Boulevard. The project was approved January 7, 1997 and construction has been on-going for approximately two years. It is likely that construction will be completed by the time construction on the MPP begins. However, concurrent construction will not result in

cumulative impacts since access to the NBC site will most likely occur from the Hollywood Freeway or SR 134. Air quality impacts would be cumulatively insignificant due to the geographic locations of each project site. No cumulative impacts associated with construction are anticipated for these reasons.

5.18.2.22 Warner Brothers, Inc.

This project is a 3.3 million square foot Master Plan located at 4000 Warner Boulevard. The Plan was approved in 1995 and is approximately 14 percent complete. A dubbing theater building is currently in plan check, but is on hold at the request of the applicant. There are no current plans to construct additional facilities at this time. The dubbing building is 14,615 square feet and if constructed concurrent with the MPP will not result in cumulative impacts due to the size of the dubbing building. Impacts associated with the remaining square footage cannot be assessed at this time due to the uncertainty of construction.

5.18.2.23 Other Proposed Power Plants

To ensure that potential cumulative impacts of the MPP and other nearby projects are adequately addressed, a cumulative impacts analysis will be conducted in accordance with the CEC protocol for cumulative air quality impacts that might be expected to occur. This cumulative analysis will be prepared at a later date. However, a cumulative analysis of the four other power plant projects in Los Angeles and San Bernardino counties is provided in this section. These facilities include the proposed 550 MW Nueva Azalea Plant Project, the 1,056 MW Mountainview Power Plant Project, the 450 MW Huntington Beach Modernization Project and the 280 MW El Segundo Repower Project. All four of these power projects have submitted applications to the CEC and, therefore, pursuant to CCR Title 14, Chapter 3, §15130, are considered probable future projects for purposes of CEQA review. The primary cumulative impacts potentially associated with the development and operation of these cumulative projects are the impacts related to convergent construction schedules. Concurrent construction of the power projects is not expected to significantly impact the available pool of labor or equipment.

The construction operation schedule for these projects was determined through contacts with the applicants or agents.

The MPP expects to start construction in the third quarter of 2002. The demolition portion of the construction will require approximately 6 months; construction will require approximately 17 additional months. During the demolition process, there are no other power projects involving the demolition of existing facilities according to the projects identified in Table 5.18-2. Workers and equipment specifically used for demolition purposes should be readily available for this portion of the project. The remaining 17 months of construction will

have at most 6 months of time when the other power plant projects will also be under construction. In addition, by this point in time the other power projects will be using construction workers and equipment primarily for finishing work.

Given the timing of the construction of the MPP and the large supply of construction workers within the Los Angeles and San Bernardino Counties, there will not be a significant impact to trade labor or equipment during construction of the proposed plant.

TABLE 5.18-2

**CONSTRUCTION SCHEDULE FOR CUMULATIVE POWER PROJECTS WITHIN
LOS ANGELES AND SAN BERNARDINO COUNTIES**

Project Name	Construction Schedule	Operation Schedule
Nueva Azalea Power Plant Project (00-AFC-3)	Third Quarter 2001	Second Quarter 2003
Mountainview Power Project (00-AFC-2)	Third Quarter 2001	Second Quarter 2003
Huntington Beach Modernization Project (00-AFC-13)	Second Quarter 2001	Third Quarter 2001
El Segundo Power Redevelopment Project (00-AFC-14)	Fourth Quarter 2001	Second Quarter 2003

5.18.2.23 Conclusion

The MPP and other projects identified in this section are not expected to result in significant cumulative impacts to air quality, noise or traffic during the construction period. There are several projects that could include short periods of concurrent construction. However, these projects will most likely be involved with interior finishing work when the MPP starts construction. Impacts will be insignificant if occurring at all from these projects. In addition, cumulative socioeconomic impacts pertaining to the potential for depletion of specific types of trade labor and equipment would be insignificant due to the large labor pool within Los Angeles County.

5.18.3 Mitigation Measures

No mitigation measures are proposed for the issue area of Cumulative Impacts.

5.18.4 Applicable Laws, Ordinances, Regulations, and Standards

As shown in Table 5.18-3, no LORS apply to the issue of Cumulative Impacts.

TABLE 5.18-3
LORS APPLICABLE TO CUMULATIVE IMPACTS

LORS	Applicability	Conformance (Section)
Federal		
<i>No federal LORS apply</i>		
State		
<i>No state LORS apply</i>		
Local		
<i>No local LORS apply.</i>		

5.18.4.1 Agencies and Agency Contacts

Table 5.18-4 lists agencies and agency contacts applicable to the issue of Cumulative Impacts.

TABLE 5.18-4
AGENCY CONTACTS

Agency	Contact	Title	Telephone
City of Burbank, Community Development Department	Joel Bryant	Economic Development Analyst	818-238-5271 <i>jbryant@ci.burbank.ca.us</i>
City of Glendale, Glendale Redevelopment Agency	Philip Lanzafame	Assistant Director for Development Services	818-548-2005 <i>planzafame@ci.glendale.ca.us</i>
City of Glendale, Planning Division	Kristen Asp	Planning Associate	818-548-2140
City of Los Angeles, Department of Transportation	Mike Bagheri	PTOE	213-580-5202 <i>mbagneri@dot.lactiy.org</i>

5.18.4.2 Applicable Permits

No permits are required for this issue area of Cumulative Impacts.

5.18.5 References

- Asp, K. 2001. Planning Associate, Planning Division, City of Glendale. Personal communication with C. Poiré (URS Corporation).
- Bryant, J. 2001. Economic Development Analyst, City of Burbank Community Development Department. Personal communication with C. Poiré (URS Corporation).
- California Energy Commission. 2001. Power Facility Licensing Cases Currently Before the Commission. *www.energy.ca.gov/sitingcases/current*.
- City of Burbank, Community Development Department. 2000 Major Development Projects. June 2000.
- City of Glendale, Glendale Redevelopment Agency. 1998. Implementation Plans Update. December 1, 1998.
- Lanzafame, P. 2001. Assistant Director for Development Services, Glendale Redevelopment Agency, City of Glendale. Personal communication with C. Poiré (URS Corporation).

Legend

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|---|-------------------------------|----|---|----|---|
| 1 | A-1 North Industrial Park | 9 | I-5 and SR 134 San Fernando Rd. Access Improvement Projects | 16 | The Pinnacle |
| 2 | Avalon Bay | | | 17 | Single Family Housing Devel. (Glenoaks Blvd.) |
| 3 | Boeckmann Site | 10 | La Dolce Vita Senior Artist Colony | | |
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| 5 | Burbank Entertainment Village | 12 | Marriot Residence Inn | 19 | Lexus Dealership |
| 6 | Burbank Plaza | 13 | Media Studios North | 20 | The Walt Disney Co. |
| 7 | City Center Phase II | 14 | NBC Burbank Facility | 21 | Vencor Site |
| 8 | Glendale Memorial | 15 | 2240 North Hollywood Way | 22 | Warner Bros. Studio |

